

RESOLUTION

A RESOLUTION TO APPROVE SPEX10-CR-010: A CATEGORY 20 SPECIAL EXCEPTION TO ALLOW FOR AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM WITH A DISCHARGE TO REPLACE AN EXISTING FAILED DRAINFIELD SYSTEM

WHEREAS, the Thelma Monroe Estate, Owner and Jacqueline D. Leopold, Applicant, request Special Exception approval to allow an Alternative Sewage System with a Discharge on PIN 7824-56-5973-000; and

WHEREAS, on January 28, 2010, the Fauquier County Planning Commission held a public hearing on the proposed Special Exception and recommended approval of the Special Exception subject to conditions; and

WHEREAS, on February 18, 2010, the Board of Supervisors conducted a public hearing and considered written and oral testimony; and

WHEREAS, the Board of Supervisors has determined that the application satisfies the standards of Zoning Ordinance Articles 5-006 and 5-2002.5; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 18th day of February, 2010, that SPEX10-CR-010 be, and is hereby, approved, subject to the following conditions:

1. This Special Exception is granted for and runs with the land indicated in this application as PIN 7824-56-5973-000, and is not transferable to other land.
- ~~2. This Special Exception shall initially be valid for a period of two (2) years. Upon the first renewal, the Special Exception shall be valid for an additional five (5) years, and will need to be renewed every five (5) years subsequently. At the time of renewal, verification from the Virginia Department of Health and Department of Environmental Quality shall be required to ensure that the system is operating and is being maintained properly.~~
3. This approval grants one private individual discharge sewage treatment system, for remediation of the failed system, to serve an existing three bedroom single family dwelling unit.
4. The Applicant shall submit evidence that applicable permits (such as but not limited to VDH and DEQ) have been granted for the discharge sewage treatment system, prior to any land disturbing activities for work associated with the Special Exception.
5. This Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
6. The individual discharge sewage treatment system (for less than or equal to 1,000 gallons per day of discharge, on a monthly average) shall be in general conformance with the

Special Exception Plat dated November 11, 2009, and revised January 20, 2010 prepared by Nokesville Design, PLC.

7. The individual discharge sewage treatment system shall be designed to serve the existing three bedroom single-family dwelling unit. The design shall include any conditional permit requirements, per the Health Department or the Department of Environmental Quality. A requisite reference shall be recorded with the deed for the property.
8. The Applicant shall comply with 12 VAC 5-640-450 2, entitled "Ownership and Easements" of the Alternative Discharging Sewage Treatment Regulations for Individual Family Dwellings, to satisfy Health Department permit requirements.
9. The Applicant shall provide for either a water meter on its well or an effluent meter to track water usage and submit reports to the Health Department to ensure compliance with this Special Exception and submit reports to the Department of Environmental Quality per VPDES permit conditions. These reports shall be submitted annually, unless otherwise directed by the Health Department or Department of Environmental Quality.
10. The Applicant shall maintain a log and file of reports prepared and/or filed in compliance with these conditions of approval.
11. All monitoring requirements shall meet Health Department and Department of Environmental Quality requirements.
12. Evidence of a permanent maintenance and monitoring agreement from a state licensed laboratory, company or business and a report on the status of the permitted system shall be submitted to the Health Department, Department of Environmental Quality, and to the Zoning Administrator per regulatory agency permit requirements to ensure compliance with this Special Exception. A requisite reference shall be recorded with the deed for the property.
13. A site plan is required for this system pursuant to Zoning Ordinance Section 3-320.7